

COMMUNITY INPUT MEETING

IN THE MATTER OF:

ROYAL FARM STORE, JOPPA

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The above-captioned meeting was held on January 26,
2017, commencing at 6:00 p.m. at the Harford County Public
Library, 655 Towne Center Drive, Joppa, Maryland.

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PRESENTERS:

Bob Capalonga, CNA

Jack Whisted, Royal Farms

Tom Ruszin, Royal Farms

Reported by:

Penny L. Comeau

P R O C E E D I N G S

MR. CAPALONGO: I am going to go ahead and get started. My name is Bob Capalongo. I am with CNA Engineering, and I prepared the site plan that I am going to present, and I brought some architectural drawings for the typical Royal Farms product, building, elevation.

I am also here with Jack Whisted. Raise your hand there, Jack. He is a representative from Royal Farms and Chuck Jacobs is the gentleman over here (indicating) representing Harford Bank.

I have a stenographer here, Penny. She is going to be taking minutes of the meeting as required by Harford County. She will prepare the minutes that I then will submit to the Harford County Government with a DAC site plan going forward.

There is a sign-up sheet going around. If you can all sign that and put your address on there, this way we can document your attendance, and she can make sure she gets your name right if you have a comment. We will put you in as an attendee and, if you have a comment, she will have the correct spelling of your name for the record.

1 Yes, sir?

2 MR. WAGNER: I have a question. I'm Keith Wagner.

3 MR. CAPALONGO: When you ask a question, for her,
4 can you give your name and address.

5 MR. WAGNER: Keith Wagner, 411 Kemper Road.

6 You are here to make a presentation. What's the
7 process? I mean, is this already a done deal, and this is
8 just something you have to go through?

9 It looks like the property has already had some
10 engineering layout work done.

11 MR. CAPALONGO: We have done survey work, yes.

12 MR. WAGNER: You have already done the survey
13 work?

14 MR. CAPALONGO: Yes. What you see on this drawing
15 represents the existing conditions that are now there, the
16 existing conditions.

17 MR. WAGNER: So you are making this presentation.
18 So, what is the process. Explain the process.

19 MR. CAPALONGO: The process is --

20 MR. WAGNER: I know what you're going to do.
21 You're going to try to sell it.

1 MR. CAPALONGO: Can I make the presentation
2 that I would like to, and then you can --

3 MR. WAGNER: No. I want to know what the process
4 of this whole process is going to be. You are going to
5 try to sell it with Royal Farms and then take it back to the
6 County Council, I guess. I'm addressing it to Mike. Then
7 what?

8 MR. CAPALONGO: The process is --

9 UNIDENTIFIED SPEAKER: And what will happen --

10 MR. CAPALONGO: Can I do the presentation, please?
11 Okay.

12 The process is that I come here tonight to present
13 the plan to you, as proposed. The minutes are taken, and
14 the next step is to go before the Development Advisory
15 Committee where this plan will go through all the agencies
16 in the County; Water and Sewer, Planning, et cetera. They
17 will look at everything, every aspect of the plan, and
18 comment with any comment they have, any change they want
19 done to meet their standards and make sure it all meets
20 their standards.

21 Once we go through that process, the next step is

1 to prepare construction plans. You prepare construction
2 plans. Most of the same agencies will look at them in
3 much more detail; the stormwater management, the
4 landscaping, the utility design, the layout. They will look
5 at that during the Development Advisory Committee process,
6 but they will also look at it in more detail in the
7 construction plans for permits.

8 Once we have construction plans approved, we then
9 apply for grading and stormwater management permits to do
10 the site work, and we will apply for a building permit to
11 construct the building.

12 MR. WAGNER: So, it's a done deal.

13 UNIDENTIFIED SPEAKER: No, it's not.

14 (Multiple voices.)

15 MR. CAPALONGO: If you would let me make the
16 presentation --

17 MR. SEBULA: Before you go forward --

18 THE REPORTER: Excuse me, sir. Can you identify
19 yourself for the record.

20 MR. SEBULA: Hank Sebula, 508 Garnett Road. I have
21 been here 50 years.

1 I spoke to Planning and Zoning today, and they
2 said that Royal Farms was zoned B-2, but there has been no
3 request, no application for any further activity on that
4 property. Is that correct?

5 MR. CAPLALONGO: The current use as it is now is a
6 bank and Royal Farms. It's going to be that when we are
7 done.

8 MR. SEBULA: But have you put in something for a
9 DAC waiver?

10 MR. CAPLALONGO: No, we don't need one. We are
11 going to have to go to DAC actually.

12 MR. SEBULA: Well, they told me that you have not
13 applied for anything to Planning and Zoning.

14 MR. CAPLALONG: We are going to after this. This
15 is the first step to let you know it is coming.

16 MR. SEBULA: It hasn't been done yet?

17 MR. CAPALONGO: It goes to the Development Advisory
18 Committee and, if anybody wants to comment at the
19 Development Advisory Committee, you can go there also.

20 Yes, ma'am.

21 MS. BOYD: Lucille Boyd, 422 Joppa Farm Road.

1 what I would like to know and what some of us would
2 like to know is like what this gentleman said. Have you all
3 decided it is a done deal, and we're just sitting here
4 listening to you? Do we have any say on this?

5 MR. CAPALONGO: This is a Community Input Meeting
6 so, yes, you have input. We are going to -- I am here to
7 present the plan. You then tell me your concerns, et
8 cetera. Then, the best we can, we're going to address them.
9 That is why we are here.

10 Anyway, you are familiar with the site, I am
11 guessing. Joppa Farm Road, Kearney Drive, Riviera Drive
12 (indicating). The existing building is outlined here
13 (indicating). It is there now.

14 In this plan, it will be torn down, and then gas
15 pumps turned at an angle will accommodate a car and a boat
16 on a trailer to allow them to gas up here (indicating).

17 This is the new Royal Farms product that will be in
18 the back portion of the property. It meets all the
19 requirements for parking circulation, et cetera. The
20 dumpster will be in the back here. That will be completely
21 enclosed.

1 The Harford Bank is staying, and it is getting
2 improvements, and potentially they are looking at what they
3 can do to maybe address the building facade a little bit.
4 It is an old building, 1970s. They are looking at what
5 improvements they can make.

6 So, they are going to be improving the area around
7 it with landscaping, reworking the parking area here
8 (indicating), having some additional landscaping around the
9 perimeter.

10 These areas that I show as a darker green, those
11 are water quality facility areas that are required for
12 stormwater flow to them. We have to drain the stormwater to
13 those facilities, and they are planted with mulch and some
14 greenery. It is not shown in the drawing, but these
15 (indicating) will be landscaped when they are done, these
16 areas here, and the area in this corner. This will all be
17 green with landscaping collecting stormwater, rainwater
18 basically.

19 We have public water and sewer that we are going to
20 maintain for the property. Like I said, the bank stays as
21 it is. The circulation for the drive through stays as it

1 is. There are some modifications on the side for some
2 additional parallel spaces on the side with some landscaping
3 proposed.

4 The drive through is reconfigured to come around
5 this way (indicating), and there is some parking for patrons
6 here for the bank. So there will be shared access between
7 the two.

8 What the bank gains from this also is they will
9 gain access to Joppa Farm Road in and out here (indicating).
10 The drive aisle is currently smaller off of Riviera. It
11 will be widened to meet the County standards. That will
12 allow for a right out, a left out and a right into the site.

13 Kearney Drive currently has two points coming in.
14 It will be made into one. This will all be greened up. So,
15 there will be some more green along the front here
16 (indicating), landscaping, and some green landscaping along
17 here that's not there now.

18 The two access points that are on Joppa Farm Road
19 now will be reconstructed to meet current County
20 standards for the width of 35 feet.

21 Other than that, I think that pretty much covers

1 the layout. As far as parking, it's head-in parking here at
2 the Royal Farms, some parking on the side, a little bit of
3 parking in the rear. Like I said, a dumpster enclosure
4 here (indicating). This will be enclosed with a decorative
5 wall, so you don't see any garbage back there. In addition,
6 we are putting some landscaping around it also to even
7 screen it further.

8 I think that about covers the resized layout.
9 There is two lots currently. It will be two lots when we're
10 done. We are going to reset it to create a lot that looks
11 like this (indicating) for Harford Bank, and this lot will
12 become the Royal Farms lot.

13 MR. SEBULA: Isn't that bank property?

14 MR. CAPALONGO: Yes.

15 MR. SEBULA: Do you have an agreement
16 from the bank that they are going to sell that property?

17 MR. CAPLALONGO: Yes. We have worked that out.

18 MR. SEBULA: So you have an agreement
19 already.

20 MR. CAPALONGO: Yes.

21 MR. SEBULA: The second question is --

1 MR. CAPALONGO: Can you state your name and address
2 again.

3 MR. SEBULA: Hank Sebula, 508 Garnett Road.
4 How many pumps you putting in there?

5 MR. CAPALONGO: There are a total of, I believe,
6 two, four, six, eight -- either eight or sixteen.

7 (Multiple voices.)

8 MR. CAPLALONGO: Let me clarify. There is four
9 dispensers and eight fueling positions.

10 MR. SEBULA: That's more than what Redner's has.

11 MR. CAPLALONGO: Any other questions or
12 comments?

13 MR. FORLOINE: I have a comment. My name is Tim
14 Forloine. I live at 425 Joppa Farm Road. I have lived
15 there for 30 years.

16 Since you guys have moved in, there is a constant
17 barrage of trash and garbage on my property, kids out front
18 with their bottles and stuff in the gutters. The police are
19 called non-stop in the summer. You guys allow the kids to
20 hang out there. The noise is unbelievable; the radios, the
21 tires.

1 I don't see how you can think in this community
2 with Sheetz and Redner's down here that there's enough
3 business to support what you are going to do there, let
4 alone the fact that you alone have changed your hours in the
5 last couple of months because it's like a bank in reverse
6 there from the people robbing the store. It brings in an
7 element there that you are going to increase by putting this
8 in a property that is mostly residential.

9 MR. WHISTED: First off I would like to say, if you
10 are having problems -- and I understand there is problems
11 with garbage and kids that hang out at the store --

12 MR. FORLOINE: I call the store non-stop in the
13 summer, and they tell me they can't do anything. You call
14 the police and, gosh, they do a great job. They refuse to
15 enforce the noise ordinances that are on the books already.

16 MS. HERR: I'm Debra Herr, 501 Joppa Farm Road. I
17 live directly, 25 steps, from my driveway to the parking
18 lot.

19 We have their loud music. We have trash. When we
20 call, sometimes there's employees that are out there in the
21 group hanging with these kids. Since you closed at

1 midnight, it's been great. We can sleep. We don't have the
2 cars squealing in and out.

3 You know, I'm worried because I have grandchildren.
4 what are those gas pumps that are going to be directly in
5 front of my house going to mean for me and my grandkids?

6 The value of property. Our health.

7 MR. WHISTED: I can't answer to the residential
8 value of property. That's not what I do for a living. I'm
9 the Senior Corporate Engineer for Royal Farms. I build
10 stores.

11 The reason why we are rebuilding this store is
12 twofold. One, our business proforma doesn't fit in the
13 small building any longer. We understand that it doesn't
14 work. We understand that it is hard to staff with the right
15 people. We understand it is not as manageable as it could
16 be, and we also understand that we can't service the
17 community as best as we do in other areas.

18 We're bringing in a brand new building and some
19 fuel pumps for the simple purpose of this. The new
20 buildings we have, our prototypes are -- they are five times
21 better than the building we have now in town. We will be

1 able to serve a wider variety of a menu. We will be able
2 to provide areas for meeting for the community.

3 I have been in Joppatowne since 1972, folks. So,
4 I'm a home boy, too.

5 MS. HERR: There's no gas station across the street
6 from your house, though.

7 MR. WHISTED: Actually, right behind my house.
8 So, I know what you're saying.

9 (Multiple voices.)

10 UNIDENTIFIED SPEAKER: What's your address?
11 Address, please.

12 MR. WHISTED: I don't think I need to say my
13 address, number one. I live on Eckhart Drive. Okay?

14 (Multiple voices.)

15 MR. WHISTED: I am not refusing to answer anything.
16 I live on Eckardt Drive and Sheetz is right behind. I can
17 see Sheetz through the woods. I know that they're there. I
18 use them a lot as well. Okay.

19 We are introducing a new, more clean, more
20 manageable, more safe product to this area so that there is
21 a place for meeting. There's a place that you can get

1 better products. It's going to be cleaner, managed better,
2 more safe than the building we have now. It will be better
3 staffed with higher security.

4 We are bringing in a new product to replace the
5 mismatched re-developed old gas station that was there
6 before. So, it's an upgrade to the area. It's an upgrade
7 to the property values. As soon as we build this, it's
8 going to be an upgrade to our property value, so it can't
9 hurt yours.

10 (Multiple voices.)

11 MR. WHISTED: We have been zoned for this use since
12 the beginning of Joppatowne, and we are replacing a pretty
13 bad product right now with a brand new one.

14 Our business model for this store is primarily to
15 serve those who come to use the park and possibly the marina
16 with fuel and food so that the boaters during the summer can
17 have more products. We have been asked over and over again
18 by the people who come to our store during the spring and
19 summer --

20 MS. HERR: But they don't live in our
21 neighborhood.

1 (Multiple voices.)

2 MR. WHISTED: We build stores all over. It is
3 not just for home neighborhoods --

4 UNIDENTIFIED SPEAKER: You got six stores in this
5 area. Not a single one of them is in a residential
6 community. They are all on main streets that are easy
7 access.

8 MR. WHISTED: I can't help the zoning.

9 UNIDENTIFIED SPEAKER: How are you going to
10 support that many gas pumps?

11 MR. WHISTED: It's our business proforma that
12 this is going to work better than what we have.

13 UNIDENTIFIED SPEAKER: You say it is going to work,
14 but you still haven't answered the question of what it is
15 going to do about the crime and the garbage that are on our
16 property solely because of Royal Farms.

17 MR. WHISTED: I did say also that it would be more
18 secure because --

19 UNIDENTIFIED SPEAKER: For you. For you. For the
20 area, for the store, for the people who are going to be
21 visiting the store -- when they first moved in, they told

1 us they would not be open 24 hours when they first
2 moved in.

3 The first thing they did, they opened 24 hours.
4 They crashed that because of the crime. They told us that
5 they were not going to sell alcohol. How many times have
6 you applied for that license?

7 MR. WHISTED: Never in this location.

8 UNIDENTIFIED SPEAKER: And the gas. That is the
9 third gas station in recent memory in this area that has
10 closed because they can't support themselves.

11 MR. WHISTED: That's the past. We're talking about
12 the future here.

13 UNIDENTIFIED SPEAKER: Two of them just closed.

14 (Multiple voices.)

15 MR. WHISTED: I am telling you our business
16 proforma --

17 UNIDENTIFIED SPEAKER: But they're out where the
18 traffic is. You are back here in the back. How are you
19 going to support that? The marina has opened, so the boats
20 are a moot point. The marina is open again.

21 MR. RYAN: I got to ask you this question. William

1 Ryan, 421 Joppa Farm Road.

2 You said there is a zoning issue. There's a
3 shopping center up there that's completely empty and it is
4 zoned B-2 or B-3. Put it up there.

5 MR. WHISTED: Thank you for your comment.

6 MR. FLECKENSTEIN: Are you from Royal Farm Store?

7 THE REPORTER: Can you state your name, sir.

8 MR. FLECKINSTEIN: My name Greg Fleckenstein. I am
9 a 20-some year resident. I want to say thank you to the
10 Farm Store for the donations that you made to the two
11 officers that were killed a year ago, right off the bat.

12 I am Greg Fleckenstein. I'm sorry I missed your
13 name. I thought this was to start at 6:30.

14 MR. WHISTED: My name is Jack Whisted. I'm a
15 corporate engineer for Royal Farms.

16 MR. FLECKENSTEIN: Nice to meet you.

17 MR. WHISTED: Thank you.

18 MR. FLECKENSTEIN: So, you're promising that you
19 guys are going to do really good surveillance up here?

20 MR. WHISTED: We have security systems in our
21 stores.

1 MR. FLECKENSTEIN: Incredible surveillance. You're
2 promising really good surveillance because you're saying you
3 are going to help us keep the crime lower in our
4 neighborhood.

5 MR. WHISTED: It's to our benefit to keep the crime
6 lower.

7 MR. FLECKENSTEIN: It's to everybody's benefit.

8 MR. WHISTED: Exactly.

9 MR. FLECKENSTEIN: You know what else is a great
10 thing? I think I'm hearing you saying that you are going to
11 keep the lighting reasonable, not super bright like some of
12 these Farms Stores because this is a residential
13 neighborhood.

14 MR. WHISTED: Our stores have LED lighting that is
15 down and it doesn't overcast past the property line. We are
16 bound by law to provide that type of light.

17 MR. FLECKENSTEIN: That's wonderful. So, the
18 people directly across the street won't have those lights
19 glaring in their faces.

20 MS. HERR: No. We'll just have the traffic and all
21 that.

1 MR. CAPLALONGO: We actually have to submit
2 a lighting plan to Harford County with the DAC submission.
3 The next step in the process is a lighting plan that shows
4 -- it calls out the height of the fixtures, the type of
5 fixtures. The County reviews all of this in detail, the
6 specs on the lighting, the height, to make sure it's down.
7 We are not allowed to have light spillage off our property.
8 There's an actual photometric plan with all the lighting
9 shown, all the lighting shown. They will review that ad
10 nauseum.

11 Any concern about light going into your bedroom
12 window, you're not going to have that issue. As he said,
13 because we are near residential, they are going to be
14 cognizant of that and minimize the amount of lighting we do.

15 MR. WAGNER: Keith Wagner, 411 Kemper Road.

16 There may be people behind me raising their hands
17 to be acknowledged. I don't know. But you need to conduct
18 -- you need to have some control of this meeting without
19 people just speaking out, you know, praising or being
20 detrimental.

21 MR. CAPALONGO: They are stating their names. I am

1 finished my presentation and now you folks can --

2 MR. WAGNER: No. I am saying you should go by
3 having people raise their hands and be acknowledged
4 instead of just reaching out.

5 This is my shot. I don't want to see this in a
6 residential area, the gas pumps. You want to redo your
7 store, redo your store by all means. I don't have a problem
8 with you redoing your store.

9 No gas pumps.

10 MR. WHISTED: Thank you for your comment.

11 (Applause.)

12 MR. WAGNER: You can look out your back window and
13 you see Sheetz, but then you also alluded to the fact that
14 it was through the woods. You have a buffer zone. We don't
15 have a buffer zone. There's going to be a buffer zone
16 around the dumpster which is probably going to be like a
17 slatted fence or something, you know.

18 MR. CAPALONGO: Our dumpsters are enclosed --

19 MR. WAGNER: We are a residential community.

20 MR. CAPALONGO: I understand.

21 MR. WAGNER: You know, there was a lot of

1 discussion on Facebook like, okay, maybe we're going to
2 get Redner's to be somewhat more competitive in their gas
3 pricing. I don't care about the competitive gas pricing.

4 Number two, everybody voicing: I want some ROFO
5 chicken. Well, if they want ROFO chicken, go get it
6 someplace else. I'm not going to use your storm to buy
7 ROFO chicken. All right?

8 MR. WHISTED: Okay. Thank you for commenting.

9 MR. WAGNER: I'm still commenting. You had your
10 time. Now, I'm still commenting. Okay? With all due
11 deference to you.

12 The gentleman over here mentioned the fact that it
13 has got to go to Zoning, Planning and Zoning; but you said
14 this property is already zoned to do what you want to do.
15 So this is really a non-issue. It's a non-issue. You're
16 going through a procedure right now that you have to go
17 through to satisfy to give everybody the opportunity to say:
18 We don't want your damn store. We don't want your gas
19 pumps. But it's already a done deal. Yes or no?

20 MR. WHISTED: Sir, we are doing the exact things
21 that we are supposed to do --

1 MR. WAGNER: Supposed to do, but you are already
2 zoned to put them in; right?

3 MR. WHISTED: Yes, sir.

4 MR. PELISSIER: My name is Norm Pelissier, 503
5 Joppa Farm Road.

6 I have been living there for 52 years directly
7 across from where the Royal Farm is. I put up with gas
8 stations 25 to 30 years being across the street. I didn't
9 like it, but I put up with it.

10 My question is: Is there any plans -- well, first
11 of all, I assume it is going to be a 24-hour operation.

12 MR. WHISTED: All of our proforma is 24/7.
13 Currently, the store in this neighborhood is closing during
14 the winter at 11 p.m. and reopening at 6 p.m.

15 MR. PELISSIER: It's 12, and it opens at 5. I
16 know. I live across the street.

17 MR. WHISTED: Okay.

18 MR. PELISSIER: The other question. Is there ever
19 going to be any plans to make a turn-out lane on Joppa Farm
20 Road or to widen Joppa Farm Road for that purpose of cars
21 going in and out?

1 MR. WHISTED: We have no plans at this point. The
2 County has the opportunity to review and request for road
3 improvements.

4 MR. PELISSIER: Last question.

5 If 99 percent of the people in this room say they
6 oppose this plan, is that going to mean anything to you?

7 MR. WHISTED: It means something to me. I'm going
8 to tell you folks right now. It means something to me that
9 you are all opposing this plan. Of course, it does. I'm
10 not a stone cold, you know, person. I am a town resident.
11 It means something to me.

12 However, there is 200,000 people in this community
13 that aren't here expressing their displeasure that maybe
14 want service.

15 UNIDENTIFIED SPEAKER: That's not a good number.
16 Two hundred thousand people do not reside in this community.

17 MR. WHISTED: However many people it is.

18 MR. CAPALONGO: Yes, ma'am?

19 MS. WINDER: Charlotte Winder, 204 Fitzhugh Road. I
20 have three questions.

21 One, please clarify. Is this store going to be 24

1 hours?

2 MR. WHISTED: That is our proforma right now.

3 MS. WINDER: Most of the Royal Farms play some sort
4 of music in the gas station area to attract loitering. Is
5 that going to also happen at your station?

6 MR. WHISTED: Our canopies are built with
7 speakers on them. However, we do change the speaker volumes
8 at night and reduce them for the purposes of not being loud.

9 MS. WINDER: Third, since this is most likely a
10 done deal, can you please explain what your plans are for
11 the tank storage underground for safety.

12 MR. WHISTED: I would love to. I would like to
13 introduce our Environmental and Fuel Leader, Tom Ruszin.

14 MR. RUSZIN: I'm the Fuel and Environmental Leader,
15 Tom Ruszin, as Jack just said.

16 UNIDENTIFIED SPEAKER: Could you step forward,
17 please. There we go.

18 MR. RUSZIN: So our plans for underground storage
19 tanks located right here (indicating) in the proposed site
20 are two 30,000-gallon tanks which would be 30,000 for
21 regular fuel, 20,000 for diesel and then 10,000 for super.

1 They are double-wall tanks, double-wall product
2 lines. They meet and exceed both Maryland and Federal
3 requirements for the design and operation of underground
4 storage tank systems.

5 MR. CAPALONGO: Yes, sir.

6 MR. RYAN: William Ryan, 421 Joppa Farm Road.

7 Your tanks, what are they made of?

8 MR. RUSZIN: They are made of fiberglass reinforced
9 plastic. They come with a 30-year warranty.

10 MR. RYAN: Are they within the Critical Area of the
11 Chesapeake Bay?

12 MR. RUSZIN: We have been installing these tanks
13 for the last six years. They are filled with -- the
14 interstitial space in the tank, the double-wall portion of
15 the tank is filled with brine solution. It is monitored
16 24/4 by an automatic tank guage that is in the store, and
17 anything from that tank is also relayed back to our
18 corporate office.

19 MR. RYAN: Are they in the Critical Area of the
20 Chesapeake Bay?

21 MR. CAPALONGO: Yes.

1 MR. WHISTED: This site is in the Critical Area,
2 yes, sir.

3 MR. RYAN: How did you get a waiver for that?

4 MR. WHISTED: This town was zoned when it was
5 developed in the '60s to comply with not only the zoning for
6 Harford County but the Critical Area, and it has an IDA
7 designation which allows this kind of commercial input as
8 well as the residential input.

9 We are not changing any of that.

10 MR. RYAN: My son worked on the Critical Area
11 when he got out of college. That was after Joppatowne was
12 built.

13 MR. WHISTED: You are correct. However, the
14 designations for these towns were established early on
15 in the Critical Area Program which started in the late '70s
16 and blossomed through the '80s, and the designations that
17 were given to these communities that were within a thousand
18 foot were IDA, LDA and RCA.

19 We are currently designated as an LDA, which is a
20 Limited Development Area, which includes --

21 MR. CAPALONGO: It's IDA.

1 MR. WHISTED: We are IDA?

2 MR. CAPALONGO: Yes.

3 MR. WHISTED: Intensely Developed Area, which is
4 the highest density.

5 MR. RYAN: So you are grandfathered in.

6 MR. WHISTED: We are, sir.

7 MR. CAPALONGO: Yes, ma'am.

8 MS. MANION: Carol Manion, 415 Joppa Farm Road.

9 MR. CAPALONGO: I'm sorry to interrupt you. Did
10 everybody sign in? Please do so she can get your name right
11 in the minutes, please. Has anyone not signed in yet?

12 UNIDENTIFIED SPEAKER: There are people in the
13 hallway.

14 MR. CAPALONGO: Sir, can you let them in?

15 UNIDENTIFIED SPEAKER: You got 200,000 out here.

16 MR. WHISTED: Two hundred thousand, huh?

17 (Laughter.)

18 MS. CAPALONGO: Okay. I'm sorry. Go ahead.

19 MS. MANION: I have lived here for almost 25 years
20 so I lived through the first gas station.

21 My question for Royal Farms would be: Since this

1 was zoned commercial back in the '60s and the input
2 at that point was this was going to be a whole community
3 like Columbia. This was going to be the first Columbia
4 and then two builders went broke. So, it never happened.
5 Only little bits and pieces.

6 Have you considered that everyone here doesn't want
7 that anymore? It hasn't been developed along the line so
8 that it would become like Columbia. I think that's why
9 people are so upset. They don't want that kind of
10 development in their neighborhoods, and I personally do not
11 know of any Royal Farms in a neighborhood. Not like this.
12 Gas pumps or no gas pumps.

13 MR. WHISTED: We have several in our inventory
14 that are right in residential neighborhoods. In fact, most
15 of ours are in residential neighborhoods.

16 UNIDENTIFIED SPEAKER: How many do you have?

17 MR. WHISTED: A hundred seventy stores right now.

18 MR. MERRITT: How you doing? My name is Don
19 Merritt, 310 Garnett Road.

20 I got a whole lot of stuff to say. I brought a
21 couple things to reference. California Air Resources Board,

1 they got a chart here for people living within
2 a thousand feet of a fuel dispensing facility and they can
3 sustain 3,000 -- 3.6 million gallons a year. I wondered
4 what your numbers are, just off that.

5 what do you have to say about ground level ozone
6 created by a fuel dispensing facility? Do you have any
7 comments about homeowner's insurance going up since the guy
8 across the street -- I live about a quarter mile away -- is
9 110 feet from a potential gas nozzle.

10 I mean, there's a lot to it. You know, the canopy
11 is going to be lit. I'm sure you will be able to see
12 reflective light from somebody's couch. Loss of value to
13 homes. You are within -- I don't know -- a thousand
14 feet from a park, a historic area. You know, you got a
15 school, a library, another school at the top of the hill.
16 Can Joppa Farm Road sustain an 80,000-pound
17 tractor/trailer?

18 Come 2:30 everyday, if you come down Joppa Farm,
19 you see kids running around. This is a residential area.
20 These people don't want it. You can see it. This is just a
21 small piece of the 200,000 that live in this neighborhood.

1 (Laughter.)

2 MR. WHISTED: I will never strike that from the
3 record. I meant to say 20,000. I'm sorry.

4 MR. MERRITT: I mean, you got to look at a lot of
5 things. You go to Redner's. Everybody in here goes. They
6 come out with 40 cents off a gallon. My neighbor has taken
7 me there and had 1.30 off and said: Here, you can have the
8 eight or ten dollars off and gives me the gas.

9 MR. WHISTED: Me, too. Me, too. I like it, too.

10 MR. MERRITT: If you want to go to Royal Farm and
11 get a fuel discount, you have to link it to a checking
12 account. Oh, that's a great thing. Now you're a bank?

13 MR. WHISTED: We just started a loyalty rewards
14 program, too.

15 MR. MERRITT: But it is a different level. We do
16 have water resources within a couple hundred feet. You know
17 there's a lot of information on crime. You know, Richard,
18 he used to work for the Farm Store. He got pistol whipped,
19 him and the other guy working there, punched in the face
20 twice. He quit his job.

21 There is a lot going on, you know, beyond Royal

1 Farms in this neighborhood.

2 MR. WHISTED: Okay.

3 MR. MERRITT: No comment. Okay.

4 MR. CAPALONGO: Thank you for the comment.

5 MR. WHISTED: Thank you for your comments. I heard
6 what you said. Would you like us to respond to some of
7 them? You said a lot of them. Too much for me to remember.

8 MR. RUSZIN: I can address the gas part of them.
9 I am going to work my way through these in the correct
10 order.

11 The Clean Air Board designation for 3.6 million
12 gallons, we are going to be well, well below that. I would
13 assume half to maybe a third of that. So that setback would
14 not apply.

15 As far as ground level ozone, all cars that were
16 built after model date 2001 have what's called onboard
17 vapor recovery. The Clean Air Board was meant to be because
18 of the density of some of the big cities, Los Angeles, in
19 California.

20 Stage 2 vapor recovery was put into place to
21 abate ground level ozone and volatile organic compounds.

1 MR. MERRITT: I want to comment back to you.

2 One of your comments was: We are catering to boats
3 and trailers. No boat on the surface here has any vapor
4 recovery system.

5 The other thing. How many people would stand there
6 next to a pump when they are pumping fuel? You smell fuel.
7 How would you like to be across the street and have your
8 windows open in May and the trucks are outside and they
9 generally don't fuel at night. Now, if you get within 110
10 feet, you get a nice whiff of fuel in your house. There is
11 a lot of things to consider.

12 How would you like to have Thanksgiving and live on
13 the street above it and you're there eating turkey and
14 ham and now you're smelling Royal Farms chicken?

15 (Laughter.)

16 MR. WHISTED: Obviously we would like that because
17 we sell chicken.

18 MR. MERRITT: Well --

19 MR. WHISTED: You are saying, obviously, you don't
20 want that.

21 MS. HERR: Especially living across the street from

1 there.

2 MR. RYAN: William Ryan, 421 Joppa Farm Road.

3 Let's not kid ourselves. You have this meeting
4 and, as I understand it, unless we file an appeal, it's a
5 go. Right or wrong?

6 MS. WHISTED: I believe that's the process.

7 MR. CAPLALONGO: There is no appeal of this
8 meeting. This is being redeveloped under the current zoning
9 categories. We are meeting all the requirements that the
10 County requires, the State requires of the bank, the State
11 requires -- the County requires for traffic impact analysis.
12 We're going to do that. We are going to be evaluated end to
13 end by others before this ever goes through.

14 But I am going to tell you this. This is being
15 developed by right. He has the right to develop this as it
16 is being developed. So, we are going to go before the
17 Development Advisory Committee to satisfy their comments;
18 but, once again, this is a use by right. It is being
19 redeveloped. Everything you see being put on this drawing
20 is allowed by right.

21 MR. WHISTED: I don't want to downplay the

1 importance of this meeting, folks. You need to understand
2 this.

3 This is America. Every one of you have the right
4 to express your opinion, and that's what we are here to do
5 tonight.

6 We are also here to give you the information about
7 what our development proposal is and try to answer as many
8 of the technical questions that you have. I can't change
9 your minds or your hearts on how you feel about this
10 development. I can only share with you what we are
11 proposing and what we are getting ready to try to interject
12 into this community to be a good neighbor.

13 We are not downplaying this, and we are not saying,
14 you know, this is it. It is a done deal.

15 This is the process that we have in Harford County,
16 and we are bringing this to you as step one. There is many
17 more steps and, as citizens of this County -- and you can
18 talk to your Councilman who is here tonight -- you have
19 the right to express your opinion all the way through this
20 process.

21 We are not coming here to jam it down your throat.

1 We are coming here trying to explain to you what's coming
2 and we are trying to do it in a civil manner.

3 MR. CAPALONGO: We wouldn't know about the level of
4 concern unless we have the meeting. Now that we do, they
5 are going to do whatever they can to minimize the impact.

6 UNIDENTIFIED SPEAKER: So, they're not going to
7 build it.

8 (Laughter.)

9 MR. CAPALONGO: The gentleman in the back.

10 MR. PETRUCCY: Phil Petruccy, 304 Garnett Road.

11 Can you give me a timeframe? I know you got to go
12 to meetings and stuff like that, but what is your
13 projection of when this will be done if it gets done?

14 MR. WHISTED: Our schedule right now dictates that
15 we would like to have the store open around June, June of
16 2018.

17 UNIDENTIFIED SPEAKER: So, we have time to move.

18 (Multiple voices.)

19 MR. CAPALONGO: Someone who has not spoken. Yes,
20 sir?

21 MR. VONVOLEN: Mike VonVolen. I'm at 427 Joppa

1 Farm Road. I'm one of the names that's on the map.

2 Living so close, you know, to the pumps -- you
3 know, I got a four-year-old boy and a two-year-old daughter
4 and, you know, I have lived at my house for five and a half
5 years. If you think it's a good thing to live right across
6 the street, you can buy my house because it's going for
7 sale within the next two weeks. All right? I will have
8 more to say later, but I am just disgusted that -- I
9 understand that this occurred, you know, 20-some years ago
10 and 25 years ago they had pumps; but people have moved into
11 the area where there wasn't pumps.

12 So, you know, my instinct is cut and run and get
13 out because I don't want my family growing up across the
14 street from that.

15 MR. CAPALONGO: Yes, ma'am.

16 MS. TOTH: Erika Toth, 421 Gilmore.

17 There was some talk about how this is going to be
18 more secure and you were alluding to the fact that the
19 employees are going to help out with that. Can you provide
20 a little more information on how that's going to
21 affect the loitering and everything?

1 MR. WHISTED: Sure.

2 Currently, the store only employs like three
3 employes or four employees because the shifts are smaller
4 and the store is not that big. When we redevelop and bring
5 a product like this into a community, we provide for 40 jobs
6 to this one location because we have three shifts, we have
7 three shift managers and more staff members to provide the
8 food and the services and all the things that go along with
9 it.

10 We have 17 security cameras inside and outside of
11 our facility. They can see up and down the street. Theft
12 and vandalism and even accidents are completely recorded
13 and we have a great accord with the local police departments
14 to solve and eliminate crime. It's in our best interest to
15 do that.

16 So we are an advocate in the community providing
17 more safety, a better product, and more people to be able
18 to manage the trash and the loitering and the thefts.

19 Does that answer your question?

20 (Multiple voices.)

21 MS. RENSHAW: I'm Cheryl Renshaw. I live on

1 Franklinville Road, Joppa, Maryland.

2 I live right behind -- 65 acres behind your new
3 Royal Farm on Mountain Road, and I'm not sure what you mean
4 about trash. Do you take care of the trash? There is
5 nobody hired to clean up trash that I have to pick up
6 out of my two and a half acres in the woods because people
7 just throw your trash right out the window when they are
8 going down the road.

9 The best thing that every happened -- I love
10 getting the gas there. The prices are great. We love the
11 chicken. The best thing that ever happened to that Royal
12 Farm was when you guys closed and remodeled because we could
13 see the light. I live 65 acres from there. We could see
14 the lights from our house in the woods, and it's not even in
15 a community.

16 So I don't even know what you all are going to
17 do when this happens. Don't let it happen.

18 MR. CAPALONGO: Yes, sir?

19 MR. BOYD: Robert Boyd, 422 Joppa Farm Road.

20 I walk the neighborhood quite a built. I walk up
21 to the Royal Farm on Edgewood Road, and it is one of the

1 filthiest places around. Trash all over the place. They
2 never clean that place up. I clean it up myself, pick up
3 trash and put it in the trashcan.

4 (Applause.)

5 MR. KEGLEY: David Kegley, 650 Shore Drive. I have
6 been here 53 years. I also work at this store now currently
7 since October.

8 On my shifts I see drug dealings going on in the
9 parking lot, yes. Everyday. I've been talking to the
10 Harford County Sheriff's Department on a daily basis. Okay.
11 They keep telling me, write down tag numbers, call it in.

12 My main complaint with them is that they say call
13 when it happens. When they get there, they're gone. So, I
14 personally am trying to do something about the crime and the
15 drug dealing there since I have been there in October. I
16 have a son that is addicted to heroin right now, so I have a
17 personal interest in this. I currently had three friends
18 of mine OD.

19 So, I hate drug dealers. I hate them with a
20 passion. I know which ones they are and who they are but,
21 like I said, whenever I call the police and they come, they

1 are gone.

2 I talked to a Sheriff today. I asked if they could
3 put somebody undercover in that parking lot for a couple of
4 hours; they will make a killing. He said: This isn't T.V.

5 MR. CAPLALONGO: When this thing is redeveloped,
6 you can tell them: Wave to the camera.

7 MR. KEGLEY: Well, we have cameras. What we need
8 is a camera facing the air pumps. That's the only place
9 that does not have a camera. We need a camera like
10 yesterday.

11 Can you get on that?

12 MR. WHISTED: Yes, I can.

13 MR. KEGLEY: Because that's where all the drug
14 dealing is going on, on that corner, and they know this and
15 they are also doing it right in front of the building.
16 Okay. We can get this on camera and give it to the police.

17 A couple of weeks ago I was personally involved in
18 -- someone dropped bag of crack, and I took it. I put it in
19 my pocket. He didn't know he lost it. He came back in
20 looking for it. No, didn't see it. The customer that was
21 behind me walked out, and he thought she took it.

1 He ended up driving around Joppatowne, found out
2 where she lived and kicked the door in. Now, this guy had a
3 record two sheets long, drug dealing, assault and battery,
4 breaking and entering, failure to appear to every one of
5 them and they let him out the next day.

6 Okay. You see, we are doing something about it.
7 It's the people up in Bel Air that's not doing something
8 about it.

9 UNIDENTIFIED SPEAKER: I disagree. You're going to
10 open more hours which is going to bring them in longer and
11 more often.

12 MR. KEGLEY: Okay. We will also have more
13 employees than just two people.

14 UNIDENTIFIED SPEAKER: So, they'll have more people
15 to beat up and rob.

16 MR. CAPALONGO: It will be better lit and more
17 security.

18 UNIDENTIFIED SPEAKER: So you can see who beat you
19 up.

20 (Multiple voices.)

21 MR. WHISTED: Hold on. Let's get control of the

1 meeting.

2 MR. KEGLEY: I already told them. I want to work
3 nights. I want to be there with these drug dealers or these
4 people. I'm sorry. I'm an ex-Navy Seal. So, bring it on.
5 That's all I got to say.

6 MR. CAPALONGO: Thank you, sir. Yes, sir?

7 MR. BURK: Bob Burk, 505 Joppa Farm Road, across
8 the street.

9 Has anything been said about how this impacts
10 property values up or down?

11 MR. CAPLALONGO: A few folks have asked the
12 question, yes.

13 MR. BURK: Was there a reasonable response?

14 MR. CAPALONGO: We are not brokers. The answer is,
15 we are not brokers.

16 MR. BURK: You don't have any history to talk
17 about?

18 MR. RUSZIN: There is some literature available
19 from the National Association of Convenience Stores that
20 they did a study of impact of community convenience stores
21 and it is out there on the internet. I would be willing to

1 share that.

2 MR. STEVENS: My name is Mark Stevens, 615 Joppa
3 Farm.

4 You say we have an elected official here. I think
5 he's heard enough. I would like to hear from the elected
6 official.

7 COUNCILMAN PERRONE: I will leave that up to you,
8 Bob. If you could like me to, absolutely.

9 MR. WHISTED: Do you have questions for him?

10 MR. STEVENS: I want to hear what he has thinks
11 as to what he has heard from many from his voters, from his
12 constituents.

13 MR. WHISTED: You are a citizen, too. If you would
14 like to speak, go ahead.

15 COUNCILMAN PERRONE: For those of you who don't
16 know me, my name is Mike Perrone. I'm the new County
17 Council rep in Joppatowne and Edgewood.

18 The County Council has two functions when it comes
19 to development projects. We can control what properties are
20 zoned; in other words, light business, medium business,
21 heavy business, residential and so forth. We can also

1 control what types of uses, like gas stations, can go into
2 which zones. But that's it. We don't have any like
3 up or down authority on individual projects.

4 I know a lot of people know the history going back
5 to the beginning. This parcel has been zoned for business
6 literally since day one. I have a planning and zoning map
7 from 1965 just to emphasize that point.

8 So, the fundamental issue here before you get to
9 anything else is that gas stations are, like Bob said,
10 by right permitted in B-2 zoning.

11 Now, to your point, Mr. Ryan, about appeals. Not
12 to get off in the weeds here, but but there is generally two
13 types or two layers of permission, if you will, that you can
14 have in terms of what you can do with property. There are
15 uses that you can have by right, meaning a gas station can
16 go in and there is no appeal process necessary.

17 There is also different types of uses where an
18 appeal process is necessary where, in theory, depending on
19 how it went, the public could have an opportunity to weigh
20 in. Because a gas station is permitted by right, a gas
21 station can go in with no stops, no checks in the process.

1 Now, that's not to say that -- at the individual
2 project level, setbacks have to be checked to make
3 sure the distance from the property line and all that stuff
4 is adhered to and that stormwater management criteria and
5 things like that are adhered to. So, that's the purpose of
6 the DAC meeting.

7 So, when we are talking about, is it a done deal or
8 is it not, in terms of the use of the property, the use
9 can just go without any opportunity to stop it because the
10 Zoning Code says gas stations are permitted by right in B-2
11 zoning; but the individual project itself still has to
12 comply with all of the zoning criteria, setbacks, lighting,
13 stormwater, all that kind of stuff.

14 So, that pretty much, I think, sums it up from the
15 County's angle. People tend to think -- and I'm not going
16 to say that the Council and the County government hasn't
17 gotten involved in projects in the past. We know how it
18 works.

19 A lot of times, a person with influence will say:
20 Hey, I want to develop something. I want to build
21 something, but the Zoning Code won't let me. Let me

1 approach my elected official and see if we can get the
2 Zoning Code changed. That happens, but that has nothing to
3 do with this situation because this is a situation where the
4 Zoning Code has not changed. It's been the same since 1965.

5 MS. GARITTY: Lil Garitty, 307 Sheffield.

6 My question is firstly for you, Jack. You are
7 saying this is the only size store you build anymore? Is
8 that right?

9 MR. WHISTED: We have three prototypes. This is
10 our smallest.

11 MS. GARITTY: I understand the zoning and that the
12 gas station was there and they can have gas pumps. Is there
13 anything we can do to reduce the number of gas pumps? Is
14 there any input that would change that?

15 COUNCILMAN PERRONE: I mean, there would have to be
16 something in the County Code, but there's not.

17 MS. GARITTY: Is there any research or verbage
18 required that that is needed here or it doesn't that matter?

19 COUNCILMAN PERRONE: I have had people approach me
20 and point to studies in the past that say: well, you know,
21 properties X number of feet from gas stations have been

1 shown to link to different pollutants and carcinogens,
2 whatever. My response to that is, okay, any time you are
3 going to look at something prospectively, look at something
4 going forward, then we have to look at that thing going
5 forward.

6 So, the way the process works is, when a plan is
7 submitted, it is submitted in accordance to the laws that
8 exist at that time. If hypothetically the Council wanted to
9 take up legislation and say: Okay. The Zoning Code is what
10 it is. Do we want to add something to the Zoning Code that
11 says gas stations can't be within X number of feet of
12 residential -- that would have to be going forward with a
13 future effect because you can't backdate stuff and say to an
14 investor who is in compliance with the law at the time they
15 are submitting their project: Oh, by the way, we just
16 changed the law on you. Sorry. You are not in compliance
17 anymore.

18 MS. GARITTY: The bottom line is, you are not going
19 to build it with less pumps.

20 MR. RUSZIN: This is probably the least amount of
21 pumps that we're going to build all year at a site. The

1 number of pumps we put in doesn't necessarily generate more
2 traffic. All it does is -- we are basically intercepting
3 people that are already in the vicinity.

4 So, if we took it down to two, it wouldn't
5 necessarily impact the amount of people because the people
6 are already here.

7 MS. GARITTY: Well, it sounds like you are trying
8 cater to the marina. As far as the parking lot, the gas
9 pumps, it's going to draw drug dealers, et cetera. It is
10 going to be a huge parking lot with a lot of corners.
11 If you don't need that many pumps, why come in? That's
12 all I am asking. If you didn't do any studies that say you
13 need these pumps, what are you basing your decision on?

14 MR. RUSZIN: The size of the property.

15 MR. CAPALONGO: Thank you, ma'am. Yes, sir?

16 MR. SEBULA: I would like to ask a question to the
17 group. How many people in this audience will buy gas from
18 this gas station?

19 (Multiple voices.)

20 MR. SEBULA: Not too many.

21 (Multiple voices.)

1 MR. CAPALONGO: Please state your name, sir.

2 MR. SEBULA: Hank Sebula, 508 Garnett Road.

3 MR. CAPALONGO: Thank you. This (indicating)
4 gentleman.

5 MR. PIERCE: Robert Pierce, 401 Fowler Court.

6 When you were explaining the parking and so forth
7 with that, are you saying that middle section which is where
8 this place is now -- is that all going to be parking? The
9 whole thing?

10 MR. CAPLALONGO: This outline right here is the
11 current Royal Farms building. Is that what you are asking
12 me? Where it is relative to this (indicating)?

13 Is that what you're asking me, where the current
14 building is?

15 MR. PIERCE: Yes.

16 MR. CAPALONGO: It's right behind where the
17 canopy is going to go. The new canopy will be just in front
18 of the old one. That (indicating) is the old building
19 coming down.

20 MR. PIERCE: What about the back?

21 MR. CAPALONGO: This will be the new store here

1 (indicating). It is pushed back.

2 MR. PIERCE: Okay, but the parking is essentially
3 that whole front part facing Joppa Farm Road including where
4 the building is now. Am I right?

5 MR. CAPLALONGA: I am not sure I understand the
6 question.

7 MR. PIERCE: Where is the parking?

8 MR. CAPALONGO: The parking is right here
9 (indicating), sir. This will be parking here. This is
10 parking on the side and a little bit of parking in the rear.
11 Here is your new store. The gas pumps will be here. This
12 is the old building for reference, coming out.

13 MR. CAPALONGO: Thank you, sir.

14 MS. CONKLIN: Mary Beth Conklin. I live at 503
15 Barrington Court.

16 My question would be -- I'm actually kind of
17 excited about a brand new Royal Farm in Joppatowne. I am
18 not excited about the gas pumps.

19 So, has Royal Farm ever considered building a new
20 Royal Farm that would greatly benefit our community? I
21 mean, our present Royal Farm is very out and outdated. I

1 think that a new facade and a new building would be
2 wonderful for our community; but do we have to have the
3 gas pumps?

4 MR. WHISTED: Listen, folks, our current
5 proforma company-wide is that we're not a gas station;
6 we're a convenience station that sells gas at probably the
7 best price possible.

8 I go to Redner's and get my 50 to 80 cents off,
9 too. Trust me, I tell him all about it, and he tried to
10 meet it with our loyalty program.

11 Anyway, our proforma is that we are a convenience
12 store that sells gas and we make money selling gas. Let's
13 get real. We make money selling food and gas. That's what
14 we do. So, if we are going to invest 3 million dollars into
15 this project, the ROI on that -- the return on the
16 investment, fuel has to be part of that proforma.

17 Now, I said earlier to you that we are introducing
18 fuel at this location primarily to address the boat traffic
19 that's going to be using the park all summer long. We've
20 had several requests from boaters that come into town and go
21 to use the park and/or the marina to get their food and

1 their fuel for their little bass boats and everything which
2 is an ongoing business all summer long.

3 You all live on these roads. You see them coming.
4 It's our business to try and intercept that so we can make
5 some business. That's the idea here. That's what we are in
6 business for.

7 MS. HERR: But --

8 MR. WHISTED: Let me finish. I think I hear --
9 listen. I am here to hear you. I think I hear everybody
10 saying: Okay. We're okay with Royal Farms. If we can take
11 care of some of the trash and the crime and update our new
12 store, you all would be fine with that. You seem to have an
13 issue with having four fueling dispensers on the site as
14 well.

15 I heard you, and you need to know I hear you. We
16 are not just here to close our ears and not be part of the
17 community. I told you before; I'm part of this community.
18 I live here. I just happen to work for Royal Farms.

19 The things that I want to say in finishing is that
20 we provide the most up-to-date and safest product in the
21 industry. Our record for fuel is impeccable, and you can

1 check on MDE's website. We are better than anybody else in
2 this state as far as being accident-free, and our safety
3 standards are above what is required by the law. Above.
4 We do that for the reason that we want to be the first. We
5 want to be the best. We want to be the safest. We don't
6 want to carry this big black eye of big oil coming in and
7 having fuel and having spills and closing and going away.
8 That's not who we are.

9 We are a neighborhood store. A neighborhood store.
10 Our legacy stores are in neighborhoods. Our new stores are
11 in neighborhoods.

12 Now, do we have stores next to the highways?
13 Absolutely. But the majority of our stores are in
14 neighborhoods.

15 Secondly, this store is going to provide a clean
16 and fresh area for you to meet, have coffee, have breakfast,
17 have lunch, have meetings.

18 When we come into communities, we become the best
19 neighbors we possibly can. We bring things to communities.
20 We invest into communities. We get involved in the Lions
21 Clubs and the Rec Councils. We support the police. We

1 support a lot of the community. You need to understand that
2 we are not just coming here to make business or just to put
3 a new store; we are coming here to be a good neighbor.

4 And I hear you. I hear what you're saying, but
5 part of the reason we are in business is to sell convenience
6 items and fuel. Okay?

7 (Multiple voices.)

8 MR. CAPALONGO: Yes, ma'am? Go ahead.

9 MR. BOYD: My name is Boyd. How are you going to
10 put this Royal Farms in the small space where the current
11 one is?

12 MR. CAPALONGO: Are you talking about a different
13 site somewhere?

14 MR. BOYD: It's a lot bigger than the one that is
15 there now.

16 MR. CAPALONGO: On this site?

17 UNIDENTIFIED SPEAKER: The bank parking lot.

18 MR. CAPALONGO: The bank parking lot is this big
19 sea of parking right here (indicating). It is all macadam,
20 all paved.

21 MR. BOYD: So, that means not only do I not shop

1 at Royal Farms, but I got to move my money to a different
2 bank also.

3 MR. CAPALONGO: Yes, ma'am.

4 MS. MINTZ: Claudette Mintz, 708 Joppa Farm Road.

5 I heard the gentleman mention that really the
6 purpose of the gas station pumps are for the benefit of
7 those that are going to be using the marina and all these
8 people who are coming into the community that boat down
9 there at Mariner Point.

10 MR. WHISTED: That is one of the reasons, yes.
11 Of course, the residents are free to use them as well.

12 MS. MINTZ: When you think about the real purpose
13 of the community -- I remember when there was a small gas
14 station there at one time because I have been living in this
15 community for about 26 years; but that gas station at that
16 time really didn't serve a real purpose I don't think
17 at that time as well; but when you look at how large that
18 store is going to be and how really in the middle of a
19 community, right smack in the community, it really is not
20 going to benefit other people.

21 Redner's is down the street. Not only that, there

1 are several stations, Sheetz and there is another Royal
2 Farms. People are coming from all over and they are all
3 accessing into this area from 40.

4 How many gas stations do they go past before they
5 even get into this community? How many? There are so many
6 more.

7 So, it isn't that it is so necessary that the gas
8 station has to be there. Not only that, but the marina
9 itself has a pump, and I have even heard previous boaters
10 say: Oh, the gas over there is very expensive, but they
11 still use that gas.

12 So, it really is not to the benefit of the
13 community.

14 MR. CAPLALONGO: I will let Jack address the gas
15 part of it; but as far as from a planning perspective, as
16 you know, the current building is up closer up to the road.
17 To me, one of the things that struck me as an advantage is
18 where this building is going. It is getting moved farther
19 back from the residential folks here (indicating). The
20 building will be back farther --

21 UNIDENTIFIED SPEAKER: Yeah, but you --

1 MR. CAPALONGO: Hear me out. The marina is here
2 (indicating). You are pushing it closer to a business zone
3 here (indicating.) It's already a business. We are going
4 to buffer it. This is going to be a complete buffer.
5 Right now, this is just macadam. This is a macadam parking
6 lot. This will be greened up completely in this corner.
7 The folks over here are going to have a green buffer on this
8 side. The building is pushed back closer to the business
9 zone behind it. That is my input on that.

10 Yes, sir.

11 MR. POWERS: Phil Powers, 308 Garnett Road.

12 I just got done about two months of trying to save
13 the pool down here, and let me tell you what. When I first
14 went in there, they were going to take everything away.
15 After two months, day after day, three hours at a time, we
16 complained and the little kids went up. They changed their
17 mind. It was a big group. The more you stay together, the
18 better off you are. If we can get together, that's when it
19 works.

20 Another thing, too. Who's the culprit here? Is it
21 Royal Farms? No, go right there (indicating). Harford

1 National Bank. If Harford National Bank didn't sell
2 them the property, where would they be building it? Not
3 anywhere.

4 Next week, my account is coming out of there. If
5 they want to do that to me -- I don't have much in
6 there, but it is going to come out of there.

7 (Applause.)

8 MR. HERR: Don Herr, 501 Joppa Farm. Right across
9 the street.

10 Question. I have been doing sales for 25 years, me
11 personally. If you lost 75 percent of your customers, how
12 long would it take you to go out of business?

13 MR. CAPALONGER: I'm just a planner.

14 MR. RUSZIN: Pretty quickly, I would assume.

15 MR. HERR: Pretty quickly? That's what we are
16 going to try to do. So, you are going to spend your 3
17 million dollars to build your property. It's going to be a
18 bigger loss for you.

19 MR. CAPLALONGO: Thank you.

20 MR. HERR: You don't want to hear anything about
21 that kind of stuff; do you?

1 MR. WAGNER: Keith Wagner, 411 Kemper Road.

2 Are there any Federal Regulations as far as this
3 as far as development of gas stations in a residential area?
4 Is there setbacks and stuff like that?

5 MR. RUSZIN: It all has to do with County zoning.

6 MR. WAGNER: There is no Federal Regs?

7 MR. RUSZIN: No.

8 MR. WAGNER: To tag on to what this gentleman said
9 here, if we stick together, if you stick together --
10 Mr. Burk, you're a union electrician. You know what you can
11 do. You stand outside that store right now with a banner --

12 MS. HERR: Not in our neighborhood.

13 MR. WAGNER: -- (continuing) and you got to be out
14 there day in and day out, cold, rain, Saturdays and Sundays.

15 UNIDENTIFIED SPEAKER: They shut Wal-Mart down.

16 MR. WAGNER: If you stay out there, you are going
17 to drive people away. I'm an ex-Union Rep. I was an
18 organizer. You can shut them down. That's what you do.
19 You shut them down.

20 COUNCILMAN PERRONE: Can I follow up on that?
21 Mike Perrone.

1 I'm not going to score any political points
2 by saying this, but I'm going to say it anyway because I
3 can't not say it.

4 Everybody in this room knows that Joppatowne
5 has a problem with vacant properties with the pool,
6 with the Post Office, with the shopping center. I will
7 say this. Without taking anybody's side, I will just say
8 this from the perspective of somebody who watches and cares
9 about the overall state of Joppatowne's economic health.
10 If Royal Farms goes under and they leave, we might be stuck
11 with a vacant store.

12 If people decide they are going to pull money out
13 of Harford Bank and Harford Bank leaves, we might be left
14 with a vacant store.

15 MR. WAGNER: Thank you. You've made your point.

16 (Multiple voices.)

17 MR. PERRONE: All I'm saying is there is a flip
18 side to everything. This commercial area with Royal Farms,
19 the bank and the owner of the marina was just here.
20 A lot of people always look to County Government. What can
21 be done? What can we do about economic development?

1 Economic development is done by people that put in
2 the effort that buy the businesses, that operate the
3 businesses.

4 Everybody here is free to support or not
5 support. I'm not trying to encourage anybody to do
6 anything or not do anything. But I'm just saying the
7 flip side is, because we are in an area that we don't have
8 bigtime retailers and high-end restaurants knocking down our
9 doors looking to move in.

10 So, when businesses go out, they might be replaced
11 with nothing. That's my only point.

12 MR. FORLOINE: Tim Forloine. I live at 425
13 Joppa Farm Road. I have had the pleasure of Mike dealing
14 with some issues on our property. He does a good job for
15 what he is supposed to do. However, you can't tell me
16 another community in Harford County that does not have some
17 kind of community center or activity other than Joppatowne.
18 You can't.

19 So, all this property -- if there is not a business
20 there, who knows what this clown in the City is going to do
21 with the pool area he's trying to rape us for. All of that

1 stuff -- that's the answer right there for what Joppatowne
2 needs.

3 It is a residential community. That's what it is.
4 Royal Farms Store and Redner's is literally within walking
5 distance. Sheetz is not too far away. All the things
6 they are bringing to the table already exist.

7 So to say that property will be empty and vacant
8 and the bank -- I'm sorry the bank didn't offer that up
9 to the County because they could have probably got a better
10 deal.

11 But we have all this activity here -- you know,
12 they plowed ballfields under to put up new townhouses over
13 here. There is nothing in the community and that is why
14 the kids are turning to things they shouldn't be turning to.

15 COUNCILMAN PERRONE: I'm well aware. Capital
16 spending -- I'm not going to get off on that tangent, but
17 the capital spending situation is something I have been
18 dealing with since day one on the job.

19 MR. FORLOINE: Particularly here.

20 COUNCILMAN PERRONE: I know.

21 MR. CAPALONGO: Yes, ma'am.

1 MS. MORGAN: Hazel Morgan, 36 years as President or
2 Vice-President of -- 621 Falconbridge Drive. Thirty-six
3 years as either President or Vice-President of the Rec
4 Council.

5 I want to know where all of you were when the pool
6 property came about and no one even approached us. I
7 want to look at you in the face about that.

8 I found out about that and called Parks and
9 Recreation, and they had no idea that it was even up for
10 sale. I was Vice-President and helped to develop
11 Mariner Point Park, and we put it there for the community
12 and for the residents of Harford County.

13 I appreciate the fact that you have come this
14 evening to let us hear this, and I believe that the
15 community needs to get their priorities right. They are
16 not right.

17 Our young people are hurting. Our schools are in
18 need. We need a community center. This can bring boaters
19 in that will bring money that we desperately need in our
20 area. We are being overlooked in the southern end.

21 I think you need to go back and look. I haven't

1 seen many of you. I never saw anyone call me when I was
2 President of the Rec Council in 36 years to say -- except
3 Phil was there -- how can I help these young people.

4 You may have coached at one point in time, but I
5 can tell you for certain that most of you have not done
6 anything to help the young people in this community
7 within the last 10 to 15 to 20 years.

8 UNIDENTIFIED SPEAKER: That is not true. That is
9 not fair. I have raised my children and taken care of them.
10 That's not fair. I take offense to that.

11 MR. WHISTED: Okay. I want to remind everybody of
12 one more fact, please.

13 We are making an investment in the community to
14 try and improve our product and invest in the community.
15 I want to remind you of what I said earlier. With this
16 store comes 40 jobs. How many kids in the neighborhood need
17 jobs when they get out of high school? How many people
18 that aren't kids need jobs?

19 It's an economic impact and an inflow into this
20 community along with support of the Rec Council, support of
21 the police, support of the Lions Club, along with a place to

1 meet where you guys can go. You don't have to pay to meet
2 each other. You can get a fresh cup of coffee.

3 I brought some free lunch and dinner tickets today.
4 I don't expect any of you are going to pick it up after what
5 you said. It's a shame.

6 We want to input into a community. We want to be a
7 good neighbor and, again, I did hear you all and it's not
8 going on deaf ears.

9 UNIDENTIFIED SPEAKER: I appreciate people
10 spending money in our community, and I'm wondering --
11 I am going to be working with the Rec Council, the
12 Lions Club and the JVHC on some events for the children
13 in this community, and I am wondering if Royal Farms
14 would help sponsor us through some of these things.

15 MR. WHISTED: Absolutely.

16 UNIDENTIFIED SPEAKER: Who would I get a hold of?

17 MR. WHISTED: I will give you my business card.

18 MS. RISACHER: Barb Risacher. I live on Rumsey
19 Island.

20 THE REPORTER: I cannot hear. Could you please
21 keep the noise down.

1 MS. RISACHER: I am just wondering. You might have
2 addressed this earlier. Do you have the old gas tanks down
3 there?

4 (Multiple voices.)

5 MR. WHISTED: Yes.

6 MS. RISACHER: You have to put the new ones in
7 and meet the new standards.

8 MR. WHISTED: Yes, ma'am.

9 MS. RISACHER: Since you are talking about boat
10 traffic, it would be really nice if somehow we would
11 could position this where your gas containers could also
12 help the marina that is just reopening, if somehow it was
13 configured differently so it could work both for the boats
14 that are in the water as well as the boats that are on
15 trailers. I don't know if you have looked at that in
16 any way. They have an issue that is going to be coming
17 up. So --

18 MR. CAPALONGO: The pumps are designed -- they are
19 angled and I left enough room to allow based on a standard
20 double-tired large SUV or large pick-up truck trailing
21 a boat, a medium-sized boat, to allow them to pull in and

1 circulate out.

2 MS. RISACHER: That is not exactly what I meant.
3 Instead of having your gas pumps there, somehow do a joint
4 venture with the marina and put them one spot farther back.
5 It was just a crazy idea.

6 MR. WHISTED: Thank you. Ideas are always good.

7 MR. CAPALONGO: Yes, sir.

8 MR. VONVOLEN: Mike VonVolen, 427 Joppa Farm Road.
9 How close are the pumps to the immediate neighbors
10 across the road?

11 MR. CAPALONGO: The actual pump -- you see this
12 little box in the center? That is the actual pump where you
13 are going to pull up, car to car. It's eight positions
14 where you can pull into, four total pumps.

15 I would say it is about 29, 39 -- about 50 feet
16 from the property line which is here (indicating). Another
17 maybe 75 feet to the curb.

18 MR. VONVOLEN: I have one more question.

19 On your elevation drawings, you have no drawings
20 of your actual canopy and gas stations. You only promote
21 your store. Why not show us what we are actually going to

1 be staring at across the street?

2 MR. WHISTED: We can make that available to you.
3 Absolutely. If you sign in and give us your e-mail
4 address, we will give you all the elevations you like.

5 MR. VONVOLEN: It should have been here
6 tonight because that is what everybody is up in arms about.

7 MR. WHISTED: We didn't know what everybody was up
8 in arms about. That's why we are here.

9 (Multiple voices.)

10 MS. HERR: I am focused on the 25 steps from my
11 driveway to Royal Farms. That's where I live. Now, you are
12 showing umbrellas and tables. That's just going to make all
13 the kids hang out there more at night and keep us up at
14 night with the loud music and everything else.

15 where are we benefiting from this?

16 MR. WHISTED: I can only encourage you in the fact
17 that those tables are also available for you to come and sit
18 and enjoy the fresh air and eat some chicken.

19 MS. HERR: I sit on my back deck in my yard under
20 my umbrella.

21 MR. WHISTED: Okay. Good.

1 MR. CAPALONGO: Yes, sir, in the back.

2 MR. CURRAN: John Curran, 219 Garnett Road.

3 We had the pool and the marina. Then it went down
4 south and they ran it down and left town and now a local
5 businessman has taken it over.

6 What you have here, especially with the gas issue
7 -- you are catering to out-of-town people. The people that
8 use the park, 80 percent are not from this area. So, you
9 are catering to people coming through town and to the park
10 and out.

11 How many local people launch their boats at the
12 park?

13 MR. WHISTED: I do.

14 (Multiple voices.)

15 MR. CURRAN: But it is not like all. All these
16 people coming in, that's who is going to be using your
17 facility. We are going to be affected.

18 MR. CAPLALONGO: Thank you, sir.

19 Who has not spoken? Sir, you have had your hand
20 up.

21 MR. MERRITT: Don Merritt, 310 Garnett.

1 I'm a boater. I launch out of the public
2 ramp at the park. I know a lot of people that come down
3 there, and most of them live in the neighborhood. Every
4 time I put 20 gallons in my boat, I got 40 cents off.

5 What we are trying to sit here and tell you
6 is that this is a community, and I remember years ago where
7 the crabbers at 4:30 in the morning were blocking people's
8 driveways with Pennsylvania tags, you know, and people from
9 Fallston, and people coming up the river from Edgemere and
10 just come in here. My uncle lives up the street and he used
11 it all the time. Most people fuel up at a different
12 location.

13 Back to this and the benefits for the community.
14 You know you are putting fuel pumps like we talked about
15 right in front of that man's house right there within 20 big
16 steps, you know. We're trying to convey to you tonight that
17 the community -- and this is just a small piece of it around
18 the store -- we don't want gas pumps.

19 MR. WHISTED: I said I heard you.

20 MR. MERRITT: Put yourself in their shoes.

21 MR. WHISTED: I heard you.

1 MR. MERRITT: Now you are going to have to have a
2 bigger sign on the door that two students without backpacks
3 aren't allowed in the store. Bigger store for that. They
4 are going to be running out of high school trying to sneak
5 down there during the day.

6 Then, the simple facts are -- and I brought some
7 literature -- they have done a lot of studies. Cigarette
8 sales for minors around this, higher. Kids grab Mom's
9 money, run down there, buy some chicken. That's good for
10 you. They are not buying a sub or a wrap. They are
11 buying candy bars and Mountain Dew.

12 MR. WHISTED: We sell all those products.

13 MR. MERRITT: You know, you are not going to get a
14 head of lettuce there. You are going to get a very
15 expensive gallon of milk or a \$2.20 piece of candy. It is
16 pretty pricey. It's not for this community.

17 Now, back to your zoning and all that, the County
18 still has back to --

19 (Multiple voices.)

20 THE REPORTER: I cannot hear him.

21 MR. CAPALONGO: Guys, can we let him talk.

1 MR. MERRITT: Back to the zoning part, you have the
2 zoning, but the tanks are gone. You have to ask to put the
3 tanks in the ground. So, as a community, we have to flood
4 the DAC meeting and the zoning if you don't want this in
5 your community. It's simple. Pack that room.

6 Now is the chance. You got 45 days to run between
7 now and the DAC Meeting. It has to be within that time, 45
8 So, now you can get ten more people per head and let them
9 know how we feel.

10 MR. CAPALONGO: Thank you. Yes, sir.

11 MR. BURK: Robert Burk, 505 Joppa Farm Road. We
12 came late and I didn't hear anything about lighting. I live
13 right across the street from the situation, and I was
14 wondering what might be in store for shielding the
15 residents from the lighting in that particular area.

16 MR. WHISTED: Our legal, high-tech LED lighting,
17 it's downcasted, and it does not flood past our property
18 line. We are bound by the regulations of the County through
19 photometric studies to not have our lighting flood onto
20 other properties. That is the law, folks, and we are bound
21 to do that. I'm not making it up. It's a true fact.

1 I just want to draw your attention to the existing
2 lighting that's in this area now or the lighting that is
3 down at Redner's and the shopping center. I just want to
4 remind you that all of the lighting in the business
5 centers right now are old. It's old lighting. It's bright
6 and it's cast off of their property line. You won't find
7 that with our store. You won't find any lighting casting
8 off past the entrances of our site. That is what we are
9 bound to and we have to provide. It doesn't do us any good
10 to light up the neighborhood.

11 We light up our sites for two reasons; safety and
12 safety. It's that simple. It's that simple. It makes it
13 safe for our customers. It makes it safe for our site to
14 keep the theft down.

15 MR. CAPALONGO: Thank you. Yes, sir.

16 MR. CHASE: Stuart Chase, 217 Kearney.

17 I am generally for improvement of this whole thing.
18 It is dated at this point in time.

19 With respect to the gentleman that works there now,
20 what he has seen, I am sure that Royal Farms management has
21 been informed. What has been their response so far? Is the

1 response better lighting and --

2 MR. WHISTED: We can't answer that question. We
3 don't work in the Facilities Department or Operations. I am
4 an engineer and I build stores, and Tom is the Fuel and
5 Environmental Leader.

6 The point that our employee just said, we are
7 certainly going to go back tomorrow and go into the
8 Facilities and Operations Center and find out whether there
9 have been the proper reports made, and we are going to make
10 phone call to the Sheriff's Department and find out what's
11 their problem. I am going to do that tomorrow. I don't do
12 that for a living, but I am going to do it tomorrow because
13 I heard you.

14 MR. CAPALONGO: Yes, ma'am, in the back.

15 MS. WINDER: Charlotte Winder, 204 Fitzhugh.

16 I have a suggestion to Jack.

17 MR. WHISTED: Yes, ma'am.

18 MS. WINDER: I don't know what the name of the
19 system is, but there is a sound system that can be installed
20 with a very high frequency that cannot be heard by anyone
21 older than 30.

1 (Laughter.)

2 MS. WINDER: The sound is so annoying that it's a
3 deterrent for people 30 and under. They can alleviate some
4 of the loitering at the store.

5 MR. WHISTED: We'll have to look at that.

6 (Laughter.)

7 MR. PELISSIER: Norm Pelissier, 503 Joppa Farm
8 Road. I'm right across from it, 52 years being right
9 across. Probably one of the oldest residents in this area.
10 I moved in in April of '65.

11 UNIDENTIFIED SPEAKER: I'm '63.

12 MR. PELISSIER: Okay.

13 (Multiple voices.)

14 MR. PELISSIER: I want to make a comment about the
15 current procedure for taking trash off of the parking lot.
16 What they do is two guys come with leaf blowers and blow
17 everything off. The property is spotless, but where do you
18 think all the trash is? The middle of the road, all around
19 the Royal Farms and eventually on our lawns. It's lottery
20 tickets, sales receipts, cigarette butts. You name it.

21 Every morning when I get my paper, I use the

1 plastic bag that comes with the paper and I fill it
2 up with trash.

3 MR. WHISTED: Thank you for your comment because
4 that really means something as well as everything else, but
5 I want to encourage everybody in this room; in reference to
6 the trash that you see or whatever issues there are --
7 listen. We have a website that is so interactive that,
8 if you go on there and register a complaint, someone will
9 call you back. Okay?

10 We don't kid around with this stuff. We are very
11 proactive in our neighborhoods. If you go on the website,
12 we have two girls who will call you back. So, it's not
13 like we are some company from California. We are a local
14 company and it's privately owned. These aren't franchises.
15 We're part of the neighborhood, and we need to prove it
16 apparently.

17 Thank you for your comment because I'm going to go
18 back to the store and tell them that, too.

19 MR. PELISSIER: One other comment. Everybody
20 says: Let's boycott. Let's not go. I went through the
21 same procedure 52 years ago when the gas station

1 opened up. Everybody circulated papers and protests and we
2 were going to boycott this thing. Well, that lasted about
3 three or four days. You needed gas and you went over there
4 and got gas and, first thing you know, you got to know
5 the owner and became friends with him.

6 when the alarm would go off at night, I would call
7 him and he would come from Rumsey Island to shut it off so I
8 could sleep. It was that kind of relationship.

9 It's not going to work to protest and boycott.
10 I will tell you that now.

11 UNIDENTIFIED SPEAKER: That man lived in the
12 community.

13 MR. WHISTED: We are running out of time here.
14 We are getting close to the end. Anybody else have anymore
15 questions or comments?

16 MR. FLECKENSTEIN: Greg Fleckenstein, 210
17 Kearney Drive if you didn't hear me the first time. I am
18 very close to the Farm Store. I love Royal Farm Stores. I
19 love your products.

20 what you are telling us that you are going to have
21 proper lighting. You are going to have music, and you are

1 going to look into proper music, not just annoying music.

2 Secondly, the thing I really wanted to say is that
3 we have to realize that this community is growing. We are
4 moving. People are coming in. We now have how many
5 additional townhouses and units coming with Donte
6 Hickman's property?

7 UNIDENTIFIED SPEAKER: Not coming.

8 COUNCILMAN PERRONE: With the comp rezoning --
9 that's a whole other step. The proposed is 83.

10 MR. FLECKENSTEIN: That's 83 more families who are
11 coming to Joppa Farm Road. Imagine the amount of vehicles
12 that each of those families will have, two per household.
13 There is another 160 vehicles. That man there can provide
14 them gasoline, a safe place to get it.

15 We don't want all this traffic in our neighborhood.
16 I like my peace and quiet and serenity. I like to walk
17 around my front yard and not worry about people riding down
18 the street, but it's going to happen.

19 We need to realize whether we want to edge towards
20 a Middle River or we want to edge towards an Abingdon or Bel
21 Air. What do we want to do when this expansions happens?

1 Do we want Middle River in our backyard or Dundalk.

2 Forgive me.

3 I love Joppatowne. I have been here 20 years. I
4 have probably pulled some people over for going down the
5 street too fast. That is how local I am.

6 I like your idea of a new place. I want good
7 lighting. You be sure to have good lighting. Do something
8 to put value on your new store because you are coming into
9 this community. It is now your community.

10 My granddaughters are going to come buying your
11 stuff to help you retire. Please help them have a safe
12 place to walk.

13 MR. WHISTED: That's our opinion.

14 MR. FLECKENSTEIN: Communicate with the
15 Police Department. Is there any way to set up a
16 kiosk. You know, set up some kind of thing where we
17 are guaranteed quick surveillance and quick issue from the
18 Police Department. There is a station right up the street.

19 MR. WHISTED: I know. We are going to make a
20 phone call to the police tomorrow.

21 MR. FLECKENSTEIN: You're the man, Jack. We're

1 looking at you now. This website is available for
2 everybody?

3 MR. WHISTED: Everybody.

4 MR. FLECKENSTEIN: One last thing for the fellow
5 next to you. Could you explain what an institial pump is or
6 an interstitial tank is? A lot of people may not understand
7 how that material would be captured if it were to leak
8 through the tank.

9 MR. RUSZIN: There is a primary tank that
10 holds the product, and then there is a secondary tank
11 around that. There is a space in between those two tanks.

12 Should anything get out of that primary
13 containment, it is captured in the secondary containment.
14 That space is monitored 24/7 by an electronic sensor
15 and it sends alarms to the storm. It also sends an alarm to
16 our corporate headquarters.

17 MR. FLECKENSTEIN: Is there any backup to the
18 interstitial tank as far as the proper setting of the tanks
19 in the hole where we are not going to get any leaching if
20 any of the fuel does get out other than the COMAR regs?

21 MR. RUSZIN: Outside of that tank, there's our tank

1 field monitoring device. So, if there is any reason to
2 believe that, we have those pipes to check to make sure that
3 nothing has escaped.

4 Same thing with the piping. All of the piping
5 connections also have sensors. So this whole system is
6 monitored 24/7.

7 MR. VONVOLEN: Mike VonVolen, 427 Joppa Farm Road.

8 If somebody is filling up and they are filling up a
9 gas container, how much gas has to leak on the ground before
10 the EPA has to be called?

11 MR. RUSZIN: The Department of the Environment says
12 that any quantifiable amount, a drop, needs to be reported
13 to them. We have spill containment and response materials
14 in the stores. We have a drum there that they are able to
15 fill up. We have a 24/7 facilities support system center
16 that they can call for any reason if they feel it is beyond
17 what they can control.

18 They are doing three walkthroughs, a minimum of
19 three walkthroughs a day, at the fuel island to make
20 sure there is no spillage, that it is clean, that it is
21 tidy.

1 So we have a lot of procedures in place to
2 ensure the safety of our customers and our employees.

3 MR. WHISTED: Speak to the safety of the
4 dispensers.

5 MR. RUSZIN: The dispensers are also monitored.
6 They have containment below them should anything inside the
7 dispenser malfunction. They are tested periodically per the
8 Maryland regulations to make sure that they are tight.
9 Again, a sensor is in there.

10 Again, we take environmental stewardship and safety
11 very seriously.

12 MR. VONVOLEN: Worse case scenario. Someone
13 comes flying in there and it blows up.

14 MR. WHISTED: Good question.

15 MR. RUSZIN: It does happen unfortunately.

16 Christmas night I was responding to one on
17 O'Donnell Street and luckily our safety devices did their
18 job. There are shear valves underneath the dispenser that,
19 if it is hit, they shear off. A valve closes and prevents
20 fuel from spraying up, prevents any fire from happening.

21 There is also an emergency shutoff button located

1 inside and outside of the building. If someone does see
2 something like that happen, it shuts down the entire fuel
3 system, prevents any flow of fuel, and it also prevents
4 any sparks from the electrical system that could ignite
5 a fire.

6 So, there's a lot of things in place to
7 prevent something like that from turning catastrophic.

8 MR. WHISTED: So, a lot of the angst you all are
9 having about having fueling stations or dispensers installed
10 into the site is primarily based on the safety aspects of
11 it, and we wanted to present to you the safety aspects
12 because they are very important.

13 Not only do we take it seriously, but it's almost
14 impossible to have an explosion at a gas station or
15 fueling positions any longer.

16 MS. HERR: But how safe is our house where I live
17 directly across the street? I live at 501. How safe is my
18 house if there was an explosion? What would happen to my
19 house if I'm sitting out there with my grandchildren?

20 UNIDENTIFIED SPEAKER: Build a wall.

21 MR. WHISTED: What I am saying is the likelihood of

1 an explosion is under -- it's under ten percent. It is
2 almost impossible because of our safety precautions.

3 MS. HERR: It's not impossible.

4 MR. RUSZIN: Anything is possible.

5 (Multiple voices.)

6 MS. HERR: The Hess gas station, a pump was hit,
7 and it exploded and half a house was engulfed.

8 MR. WHISTED: You're absolutely right, and that
9 Hess product was over 20 years old. We are building safer
10 products.

11 MS. HERR: I moved from the City to live in a nice
12 community where I didn't have to have all this traffic
13 and all this to worry about. How nice is it to sit on your
14 front steps and look at four gas pumps. That is really
15 nice. I would look at the building but, no, I have to see
16 the gas pumps.

17 MR. MERRITT: Don Merritt, Garnett Road.

18 What was the percentages on the explosions?

19 MR. WHISTED: I don't know the exact percentages.
20 If you guys are quoting me on numbers, then --

21 MR. MERRITT: You said ten percent?

1 MR. WHISTED: Less than ten percent.

2 MR. RUSZIN: I can tell you that in the 30-plus
3 years of Royal Farms operating facilities -- and at this
4 point we have 141 -- there has been zero explosions.

5 MR. MERRITT: Now, you are targeting --

6 MR. WHISTED: Did you hear what he said? Zero.

7 MS. HERR: There's always a first.

8 MR. MERRITT: Now, your target market, you said you
9 want to appeal to the people using Mariner Point Park.

10 MR. WHISTED: I want to appeal to you, sir.

11 MR. MERRITT: You'll never do it.

12 MR. WHISTED: Okay. I heard you.

13 MR. MERRITT: My point is, when I put fuel in
14 my boat, you're targeting the boaters. Every single
15 boat on the planet, it has a fill and then it has another
16 piece that goes and vents out the side of the boat.
17 Every time I fill that boat up and I get anywhere near
18 the top or it's hot out and it starts spitting, it blows
19 out a half gallon if I can't stop it.

20 MR. WHISTED: Do you report that spill?

21 MR. MERRITT: I pick the rags up and I wipe it off

1 the boat.

2 MR. WHISTED: Good. Thank you.

3 MR. MERRITT: Now, my point is, we are so close to
4 water and you're targetting that market, and we're going to
5 have groundwater, you know, fuel runoff, as soon as it
6 rains. That's my whole thing about this thing, the
7 groundwater and the Bay.

8 MR. WHISTED: Earlier on, our engineer explained to
9 you that we are providing water quality facilities in
10 accordance with not only the Critical Area Code, but with
11 Harford County Code that is supposed to intercept
12 all runoff, all even hydrocarbon runoff, and treat it
13 properly.

14 So there are steps to be made for the runoff.
15 There are steps to be made for the ozone. All of your
16 concerns, I think we have addressed them adequately.

17 MR. MERRITT: There is many more facts. If you
18 drip a little fuel, the car runs over it, it's down the
19 street and you see the mark getting smaller as it goes
20 farther away.

21 We are in a sensitive area. We got the Chesapeake

1 Bay.

2 MR. KEGLEY: Dave Kegley, Shore Drive.

3 You're right about the vent. I have a 28 foot
4 and it stays in the water. How many boats are in the water?
5 How many boats fill up at the marina? How many times has
6 that gas come out of that vent and goes right into the
7 water? That isn't going to happen there. You are going
8 to have more spillage from the marina than you ever will
9 here.

10 MR. MERRITT: The marina will not in one year
11 move 3.6 possible million gallons.

12 MR. WHISTED: Neither will we.

13 (Multiple voices.)

14 MR. CAPALONGO: This is the smallest number of
15 tanks and the smallest building that they build. You have
16 seen the large ones.

17 MR. WHISTED: We have to close this down. Is there
18 any comments before we close?

19 MR. CAPALONGO: Yes, sir.

20 MR. WAGNER: Someone mentioned that there is a
21 representative from Sapore di Mare. What is your thought on

1 this?

2 UNIDENTIFIED SPEAKER: I'm Vinnie from Sapore di
3 Mare, 104 Joppa Farm Road.

4 I mean, I don't have anything to say. I have a
5 commercial business right there. So, I mean, the concern is
6 more with residential. I don't see for me it being like a
7 concern really.

8 MR. WAGNER: It's not going to impact your
9 facility?

10 UNIDENTIFIED SPEAKER: It could. There are pros
11 and cons. I don't know. The concern is more for people
12 living in the area. That's what it is.

13 MR. WAGNER: Okay.

14 MR. FLECKENSTEIN: Can we get Vinnie more parking?
15 He has the best food around.

16 (Applause.)

17 MR. CAPALONGO: One last thing.

18 We are required to capture -- when it rains, the
19 water runs off, of course. We are required to capture in
20 these facilities. It has a two-foot section of soil that
21 lets the water filtrate. Like a typical summer

1 thunderstorm, it will capture. Heavier rains, it is
2 designed the capture the oils that come out your car when
3 you park, stuff that comes off your car. It is designed to
4 try to capture that. It is going to capture that for the
5 majority of the first flush that captures, infiltrates
6 through, and has an underdrain system that keeps it from
7 staying wet. It is designed to not stay wet. The
8 underdrain runs out and eventually goes into a closed
9 system; but that's another factor of safety, the concerns
10 about the drippage.

11 MR. CAPALONGO: Any other questions?

12 MR. SEBULA: Any comments from the bank?

13 MR. JONES: I have no comment.

14 MR. SEBULA: Hank Sebula, 501 Garnett Road. I want
15 to know whether I should move my accounts.

16 MR. CAPALONGO: One more question, and we will have
17 it closed. Go ahead.

18 MR. VONVOLEN: Mike VonVolen, 427 Joppa Farm Road.
19 When does demolition begin?

20 MR. WHISTED: Our program takes six months to
21 rebuild. So, we're hoping to get through the approval

1 process by the end of the year. So we will be probably
2 demoing during the winter so we can build and open as close
3 to summer as we can. June is our target date right now to
4 open.

5 So, our demo will happen probably in January and
6 February, and then we will start rebuilding and trying
7 to get it open by June.

8 Okay. We have to close now. I want to thank
9 everybody for coming tonight. I heard you, and I mean it.
10 She's got it written down. Everything you said was welcome,
11 and we thank you for your comments.

12 (The meeting was concluded at 7:45 p.m.)

13 * * * * *

CERTIFICATE OF NOTARY PUBLIC/REPORTER

STATE OF MARYLAND,

COUNTY OF HARFORD, to wit;

I, Penny L. Comeau, do hereby certify that the within proceedings were recorded stenographically by me and then transcribed from my notes in a true and accurate manner to the best of my knowledge, ability and belief.

I further certify that I am not related to any of the parties to this proceeding and have no interest in its outcome.

As witness, my Hand and Notarial Seal this 9th of February, 2017, in Bel Air, Maryland.



Penny L. Comeau, Notary Public

My Commission expires 4-21-20.